

Web ID AUE4529575

42-44 Albert Street

Ashburton



FOR SALE
By Negotiation

Local people, local knowledge

03 308 0027

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Substantial Land, Significant Potential

Unlock the potential with this substantial land holding, presenting a rare opportunity within an established residential neighbourhood. Comprising two separate titles and spanning a significant land area of almost an acre (4,021m²).

This property is a developer's dream, offering exciting prospects for future subdivision or multi-dwelling development (subject to council approval).

Nestled amongst existing residential housing, the land currently features a solid brick home with a tenancy in place which could provide rental income while you explore the development possibilities. The home is well positioned for future subdivision creating an immediate opportunity to release capital.

Imagine the possibilities: creating a boutique subdivision, building multiple townhouses, or crafting a unique residential complex tailored to meet the demand in the market. The scale of this offering, combined with its established location, makes it a truly exceptional investment.

This residential setting is in walking distance to the Netherby shops and schools, plus a park a stone's throw away. Don't sit back on this opportunity.



Property Information

Description	Residential
Legal Description	Lot 3 & 4 DP 2479
Title	CB530/147 & CB29F/208

Rateable Value (as at 1 st July 2024)	<u>CB530/147</u>	<u>CB29F/208</u>
Improvement Value	N/A	\$155,000
Land Value	\$320,000	\$320,000
Capital Value	\$320,000	\$475,000

House Area	N/A	100m ²
Land Area	2006m ²	2015m ²

Bedrooms	3
Bathrooms	1
Garage	4

Approximate Age	1950
Roof	Iron
Cladding	Brick
Window Joinery	Aluminium
Glazing	Single
Insulation	Unknown
Heating	Log burner

Rates (as at July 2025)

	<u>CB530/147</u>	<u>CB29F/208</u>
Ashburton	\$2052.01 pa	\$3255.53 pa
ECAN	<u>\$ 225.42 pa</u>	<u>\$ 303.94 pa</u>
Total	\$2277.43 pa	\$3559.47 pa

Chattels

Blinds, clothesline, cooktop, curtains, fixed floor coverings, light fittings, rangehood, under bench oven.
EXCLUDED - Black internal pool fencing (owned by tenant)

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011

CLM/2010/159264

CLM/2011/227407

CLM/2012/003531

Building Permits and Consents

BC0913/11	Install log fire with wetback	CCC 01/06/2012
BC960802	Install fire/remove walls	CCC 02/10/1996
BPK04379	Erect a garage	BC 02/10/1992
BPB059031	Erect a garage	BC 10/02/1984
BPB058992	Re-roof dwelling	BC 10/01/1984
BP515A	Erect a dwelling	BC 07/07/1950



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View By appointment

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While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.

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